



City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

Dec / Rev
3012605
4-8-13



INITIAL RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3012605

Address: 14307 Greenwood Avenue North

Applicant: Peter Anderson

Date of Meeting: Monday, April 08, 2013

Board Members Present: Ellen Cecil
Jerry Coburn
Mike DeLilla
Joe Giampietro

Board Members Absent: David Neiman
Ted Panton

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

Site Zone: Neighborhood Commercial Two with a
40 foot height limit (NC2 40)

Nearby Zones: North: NC2 40 north along Greenwood
corridor to N. 145th St.
South: Multi-family Lowrise Two (LR 2)
south of the Greenwood Ave and 143rd
St. intersection.
East: NC2 40 fronting Greenwood.
SF7200 east of Phinney Ave.
West: Single Family 7200 (SF7200)

Lot Area: 15,600 square feet

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Current Development:	Three structures, all one story, currently occupy the site: a small drive through coffee kiosk, a flooring showroom and a single family house. The site, 120 by 130 feet, descends to the south. An existing rockery along the west property line separates the site grade from the neighboring grade by eight to nine vertical feet. Two large conifer trees sit near the south property line.
Access:	Curb cut locations on Greenwood Ave. N. and N. 143 rd St.
Surrounding Development and Neighborhood Character:	<p>The general commercial development pattern in this vicinity has been auto oriented with surface parking and broad driveways fronting Greenwood Ave. Most commercial development occupies small, one or two story structures. Directly across the street sits a sizeable four-story mixed use building. Due to the lowrise zoning south along the Greenwood Ave. corridor, higher density residential development has begun to replace older single family homes. Several recreational opportunities lie within close proximity including Bitter Lake Park, the Seattle Golf Club, Landover Woods, the Interurban Trail and Carkeek Park.</p> <p>Immediately to the west, the zoning shifts to Single Family, a zoning classification that flanks the Neighborhood Commercial and Lowrise zones lining Greenwood Ave.</p>
ECAs:	No mapped Environmental Critical Areas on the site.

PROJECT DESCRIPTION

Applicant proposes to design and build a four story mixed use structure with ground floor commercial, 41 units on the upper three levels and below grade parking.

DESIGN DEVELOPMENT

The architect proposed three somewhat similar massing options. Each resembles a large rectangular volume with the southwest corner set back near the adjacent single family residence. The particulars, the shape and depth, of the corner change for each option. The garage entrance, also common among the three options, would be accessed from North 143rd St. The strategies for the placement of commercial uses and the residential entry vary from scheme to scheme. Design concept # 1, as does option #2, locates both the commercial spaces and the residential lobby entrance along Greenwood Ave N. Option # 3 shifts the residential entry onto N. 143rd St. and increases the depth of the landscaping between the structure and the property line. Option #3 also places the driveway closer to the west property line along N. 143rd.

The design of the Greenwood façade for the three schemes emphasizes a strong symmetry to match the mixed-use building across the street. Each of the three schemes forms an arcade along the commercial storefront in deference to the building at 14300 Greenwood Ave.

By the Recommendation meeting, the architect had refined the proposal to meet the Board's earlier guidance.

PUBLIC COMMENT

One member of the public affixed his name to the Initial Recommendation meeting sign-in sheet. Two members of the public spoke about the impact of the proposal on the neighbors to the west. Comments focused on the lack of privacy from the balconies and roof deck with a western overlooking, noise, the project bulk on the west elevation and the lack of greenery due to the removal of large trees near the property line. Other issues included drainage, parking spillover into the neighborhood, the susceptibility of blank walls as targets for graffiti, and the garishness of the proposed colors.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

For the Recommendation meeting, the architect had shifted the building toward the south property line fulfilling the Board's earlier guidance.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

The applicant eliminated the arcade along Greenwood Ave, meeting the EDG request. A portion of the second floor and canopies extend over the sidewalk providing some weather protection over the commercial entries. An arcade now appears as part of the entry sequence on the south elevation. The Board did not comment on it.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

By the next meeting, the architect should ensure that the entry ramp on the south side beginning at the corner of Greenwood Ave. and N. 143rd St. meets ADA accessibility standards for the formal residential entry.

- A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.**

After reviewing the cross sections and sight line diagrams provided by the architect, the Board did not request changes to the placement of the balconies and roof deck.

- A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian**

Meeting the Board's earlier request, the applicant shifted the location of the garage access away from the west property line. At the next presentation, the grid comprising the garage door should be clearly delineated.

- A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.**

The Board noted the understated treatment of the corner as it appeared to meet the earlier guidance.

B. Height, Bulk and Scale

- B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.**

The Board did not object to the design of the building's west façade. However, it raised concerns about the intensity of the colors. See guidance for C-4.

C. Architectural Elements and Materials

- C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

The Board did not convey much consternation over the color scheme facing the Greenwood Ave commercial corridor.

- C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the**

functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

The issue of an appropriate contextual scale, which the Board noted at the earlier meeting, did not surface during deliberation.

- C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

Although not specifically mentioned during the deliberation, the landscaping along Greenwood Ave should help activate the streetscape. The prior guidance requested that the architect consider installation of benches, art and other community friendly amenities.

- C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

At the previous EDG meeting, the Board acknowledged a neighbor's desire for a building with natural, muted colors compatible with the neighborhood context. The drawings presented at the Recommendation meeting had bold colors on all of the elevations with reduced amounts of the chartreuse metal panels on the west elevation. The Board expressed its reluctance to request a change of colors on the east and north elevations. Just as the background field of white metal panels on the east façade and the portion closest to Greenwood on the south façade changes to grey panels above the garage and on the west elevation, the bolder red and chartreuse accents might be muted in the same way on the areas west of the curved accent wall which acts as a visual demarcation between the more public Greenwood front of the building and the residentially oriented neighborhood half.

The applicant must bring a materials and color board for the next meeting.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances. Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.**
- D-2 Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**
- D-3 Retaining Walls. Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable,**

they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.

- D-6 **Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

- D-7 **Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.

- D-9 **Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Provide a signage concept plan for the next Recommendation meeting, illustrating the type and location of commercial signage. Include the building signage as well.

- D-10 **Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

Provide an exterior lighting scheme for the next Recommendation meeting. Include cut-sheets or designs for the most visible fixtures.

- D-11 **Commercial Transparency.** Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

- D-12 **Residential Entries and Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

See A-4 guidance.

E. Landscaping

- E-2 **Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

The applicant did not provide a landscape plan for the Board's review. A detailed plan with the designation of plant species is required. The screen for the vegetation along the

west property line should be shown in cross section to help clarify the relationship of the planting wall to the property line and how it will be maintained.

DEVELOPMENT STANDARD DEPARTURES

The applicant has not requested a departure.

BOARD DIRECTION

At the conclusion of the Recommendation meeting, the Board directed the project to return for a second Recommendation meeting.

In essence, the Board expressed its disappointment that the applicant (and this is partly the author's fault) that the information requested from the EDG meeting had not been provided. At the next Recommendation meeting the applicant must submit the following drawings in addition to those shown at the first Recommendation meeting:

- A dimensioned site plan including measurements of wall modulations;
- A complete landscape plan;
- An exterior lighting scheme;
- A separate materials board; and
- More detailed elevations than shown at the initial Recommendation meeting. The drawings should more accurately convey materials and detailing.

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FINAL RECOMMENDATION OF THE NORTHWEST DESIGN REVIEW BOARD

Project Number: 3012605

Address: 14307 Greenwood Avenue North

Applicant: Peter Anderson

Date of Meeting: Monday, May 20, 2013

Board Members Present: Ellen Cecil
Mike DeLilla
David Neiman
Ted Panton

Board Members Absent: Jerry Coburn

DPD Staff Present: Bruce P. Rips

SITE & VICINITY

Site Zone: Neighborhood Commercial Two with a
40 foot height limit (NC2 40)

Nearby Zones: North: NC2 40 north along Greenwood
corridor to N. 145th St.
South: Multi-family Lowrise Two (LR 2)
south of the Greenwood Ave and 143rd
St. intersection.
East: NC2 40 fronting Greenwood.
SF7200 east of Phinney Ave.
West: Single Family 7200 (SF7200)

Lot Area: 15,600 square feet

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Current Development:	Three structures, all one story, currently occupy the site: a small drive through coffee kiosk, a flooring showroom and a single family house. The site, 120 by 130 feet, descends to the south. An existing rockery along the west property line separates the site grade from the neighboring grade by eight to nine vertical feet. Two large conifer trees sit near the south property line.
Access:	Curb cut locations on Greenwood Ave. N. and N. 143 rd St.
Surrounding Development and Neighborhood Character:	<p>The general commercial development pattern in this vicinity has been auto oriented with surface parking and broad driveways fronting Greenwood Ave. Most commercial development occupies small, one or two story structures. Directly across the street sits a sizeable four-story mixed use building. Due to the lowrise zoning south along the Greenwood Ave. corridor, higher density residential development has begun to replace older single family homes. Several recreational opportunities lie within close proximity including Bitter Lake Park, the Seattle Golf Club, Landover Woods, the Interurban Trail and Carkeek Park.</p> <p>Immediately to the west, the zoning shifts to Single Family, a zoning classification that flanks the Neighborhood Commercial and Lowrise zones lining Greenwood Ave.</p>
ECAs:	No mapped Environmental Critical Areas on the site.

PROJECT DESCRIPTION

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DESIGN DEVELOPMENT

The architect proposed three somewhat similar massing options. Each resembles a large rectangular volume with the southwest corner set back near the adjacent single family residence. The particulars, the shape and depth, of the corner change for each option. The garage entrance, also common among the three options, would be accessed from North 143rd St. The strategies for the placement of commercial uses and the residential entry vary from scheme to scheme. Design concept # 1, as does option #2, locates both the commercial spaces and the residential lobby entrance along Greenwood Ave N. Option # 3 shifts the residential entry onto N. 143rd St. and increases the depth of the landscaping between the structure and the property line. Option #3 also places the driveway closer to the west property line along N. 143rd.

The design of the Greenwood façade for the three schemes emphasizes a strong symmetry to match the mixed-use building across the street. Each of the three schemes forms an arcade along the commercial storefront in deference to the building at 14300 Greenwood Ave.

By the initial Recommendation meeting, the architect had refined the proposal to meet the Board's earlier guidance.

Presentation of landscape plans, a materials board and revisions to the color schemes for the south and west elevations enabled the Board to complete a full review the project at the Final Recommendation meeting.

PUBLIC COMMENT

Two members of the public affixed their names to the Final Recommendation meeting sign-in sheet. Two members of the public spoke about the proposal's impacts. Comments focused on the on-going drainage problems in the neighborhood, potential parking spillover into the adjacent streets, and the desire for more sedate building colors.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the [Design Review website](#).

A. Site Planning

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

Initial Recommendation Meeting: For the Recommendation meeting, the architect had shifted the building toward the south property line fulfilling the Board's earlier guidance.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

Initial Recommendation Meeting: The applicant eliminated the arcade along Greenwood Ave, meeting the EDG request. A portion of the second floor and canopies extend over the sidewalk providing some weather protection over the commercial entries. An arcade now appears as part of the entry sequence on the south elevation. The Board did not comment on it.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

Initial Recommendation Meeting: By the next meeting, the architect should ensure that the entry ramp on the south side beginning at the corner of Greenwood Ave. and N. 143rd St. meets ADA accessibility standards for the formal residential entry.

Final Recommendation Meeting: Based on the architect's presentation, the Board noted its satisfaction that the entry ramp meets accessibility standards.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

Initial Recommendation Meeting: After reviewing the cross sections and sight line diagrams provided by the architect, the Board did not request changes to the placement of the balconies and roof deck.

A-8 Parking and Vehicle Access. Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties, and pedestrian

Initial Recommendation Meeting: Meeting the Board's earlier request, the applicant shifted the location of the garage access away from the west property line. At the next presentation, the grid comprising the garage door should be clearly delineated.

Final Recommendation Meeting: The architect submitted a revised drawing of the garage door. It met the Board's tacit approval.

A-10 Corner Lots. Building on corner lots should be oriented to the corner and public street fronts. Parking and automobile access should be located away from corners.

Initial Recommendation Meeting: The Board noted the understated treatment of the corner as it appeared to meet the earlier guidance.

B. Height, Bulk and Scale

B-1 Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.

Initial Recommendation Meeting: The Board did not object to the design of the building's west façade. However, it raised concerns about the intensity of the colors. See guidance for C-4.

C. Architectural Elements and Materials

- C-1 Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

Initial Recommendation Meeting: The Board did not convey much consternation over the color scheme facing the Greenwood Ave commercial corridor.

Final Recommendation Meeting: Based on the success of the revised color scheme for the west elevation, the Board encouraged the architect to slightly tone down the chartreuse and reds on the east and south elevations.

- C-2 Architectural Concept and Consistency. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.**

Initial Recommendation Meeting: The issue of an appropriate contextual scale, which the Board noted at the earlier meeting, did not surface during deliberation.

- C-3 Human Scale. The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.**

Initial Recommendation Meeting: Although not specifically mentioned during the deliberation, the landscaping along Greenwood Ave should help activate the streetscape. The prior guidance requested that the architect consider installation of benches, art and other community friendly amenities.

Final Recommendation Meeting: The Board did not comment on the landscaping elements along Greenwood Ave N.

- C-4 Exterior Finish Materials. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

Initial Recommendation Meeting: At the previous EDG meeting, the Board acknowledged a neighbor's desire for a building with natural, muted colors compatible with the neighborhood context. The drawings presented at the Recommendation meeting had bold colors on all of the elevations with reduced amounts of the chartreuse metal panels on the west elevation. The Board expressed its reluctance to request a change of colors on the east and north elevations. Just as the background field of white metal panels on the east façade and the portion closest to Greenwood on the south façade changes to grey panels above the garage and on the west elevation, the bolder red and chartreuse accents might be muted in the same way on the areas west of the curved accent wall which acts as a visual demarcation between the more public Greenwood front of the building and the residentially oriented neighborhood half.

The applicant must bring a materials and color board for the next meeting.

Final Recommendation Meeting: The Board praised the revised color scheme of the west façade. See Board discussion on the elevations' colors for guidance C-1.

Considerable deliberation focused on the constructability of the project. The Board expressed its concern about the frequency of transitions or changes in materials and the detailing of the southeast corner balcony (including drainage). The Board encouraged the architect to simplify the materials, to use a bolt on balcony at the southeast corner, and to internalize drainage off this balcony. If the architect elects to modify the elevations, the design should be resubmitted to the planner for review and approval.

D. Pedestrian Environment

- D-1 Pedestrian Open Spaces and Entrances.** Convenient and attractive access to the building's entry should be provided. To ensure comfort and security, paths and entry areas should be sufficiently lighted and entry areas should be protected from the weather. Opportunities for creating lively, pedestrian-oriented open space should be considered.
- D-2 Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.
- D-3 Retaining Walls.** Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.
- D-6 Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.
- D-7 Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- D-9 Commercial Signage.** Signs should add interest to the street front environment and should be appropriate for the scale and character desired in the area.

Initial Recommendation Meeting: Provide a signage concept plan for the next Recommendation meeting, illustrating the type and location of commercial signage. Include the building signage as well.

Final Recommendation Meeting: The signage concept submitted at the Final Recommendation meeting met the Board's approval.

- D-10 Commercial Lighting.** Appropriate levels of lighting should be provided in order to promote visual interest and a sense of security for people in commercial districts during evening hours. Lighting may be provided by incorporation into the building façade, the underside of overhead weather protection, on and around street furniture, in merchandising display windows, in landscaped areas, and/or on signage.

Initial Recommendation Meeting: Provide an exterior lighting scheme for the next Recommendation meeting. Include cut-sheets or designs for the most visible fixtures.

Final Recommendation Meeting: The lighting concept plan and the fixtures presented at the Final Recommendation meeting received Board approval.

- D-11 Commercial Transparency.** Commercial storefronts should be transparent, allowing for a direct visual connection between pedestrians on the sidewalk and the activities occurring on the interior of a building. Blank walls should be avoided.

- D-12 Residential Entries and Transitions.** For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.

Initial Recommendation Meeting: See A-4 guidance.

E. Landscaping

- E-1 Landscaping to Reinforce Design Continuity with Adjacent Sites.** Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.

Final Recommendation Meeting: See E-2.

- E-2 Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

Initial Recommendation Meeting: The applicant did not provide a landscape plan for the Board's review. A detailed plan with the designation of plant species is required. The screen for the vegetation along the west property line should be shown in cross section to help clarify the relationship of the planting wall to the property line and how it will be maintained.

Final Recommendation Meeting: A revised design presented at the meeting illustrated a new rockery instead of a concrete wall with a green screen. The revision, based on discussions between the architect and the neighbor, received Board approval. The Board recommended a design condition to ensure the installation of a rockery along the west property line.

Recommendations: The recommendations summarized below were based on the plans and models submitted at the May 20, 2013 meeting. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to remain as presented in the plans and other drawings available at the May 20, 2013 public meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended APPROVAL of the subject design. The Board recommends the following CONDITIONS for the project. (Authority referred in the letter and number in parenthesis):

1. Install a rockery along the west property line. (E-2)

DEVELOPMENT STANDARD DEPARTURES

The applicant did not request a departure from the land use code.

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